



# For Sale

1601 SW Sturges Dr. Troutdale, Oregon 97060



## Development Land

### Property Description

Size: 2.85 Acres, 124,146 Square feet  
Site: Level to slightly rolling. View to north of Washington, Columbia Riv. and Prune Hill  
Zoning: R4, City of Troutdale. Zoning allows for multiple uses to include; Attached, duplex, and triplex dwellings, manufactured home parks, single family detached and zero lot line dwellings, and residential facilities.  
Utilities: Utilities to property on SW Sturges DR  
Taxes: 16/17, \$9188.90

### Features

- Convenient Access to I-84 and Downtown Troutdale
- Single family residence, Large commercial use building
- City of Troutdale will require SW Sturges to be completed
- View Property

### Terms

Sale price: \$1,200,000.00  
Terms: Cash, Conventional

Contact: **Martin Stone, CCIM, Darren O'Halloran**

**(503) 661-8000**

**Fax (503) 661-7400**

cell: Martin 503-704-6812, Darren 503-703-8168 [www.kmorealestate.com](http://www.kmorealestate.com)

Email: [Martin@kmorealestate.com](mailto:Martin@kmorealestate.com); [Darren@kmorealestate.com](mailto:Darren@kmorealestate.com)

